

(Approved September 20, 2004)

The Board of Supervisors held their Workshop Meeting on Monday, September 13, 2004. Present for the meeting were supervisors David K. Leinbach, Robert F. Preston and W. Atlee Rinehart. Also, in attendance was John A. Koury, Jr., Township Solicitor. Mr. Leinbach called the meeting to order at 7:00 p.m. and the pledge was recited.

1. MINUTES

Minutes of the August 9, 2004 Special Meeting

Mr. Preston moved to approve the minutes of the August 9, 2004 special meeting as presented. Mr. Rinehart seconded the motion. The motion carried unanimously.

Minutes of the August 16, 2004 Workshop Meeting

Mr. Preston moved to approve the minutes of the August 16, 2004 workshop meeting as presented. Mr. Rinehart seconded the motion. The motion carried unanimously.

2. PUBLIC COMMENTS

Mr. Eugene Snyder inquired about the stormwater issues at the Meadowbrooke Hunt Subdivision site. Mr. Leinbach noted the defining authority in this situation is Chester County. Mr. Preston moved to not release any more monies for Meadowbrooke Hunt Subdivision until the stormwater issues have been rectified to the satisfaction of the Township Engineer. Mr. Rinehart seconded the motion. The motion carried unanimously.

Mr. Walter Woessner noted concerns of the fire hydrants being too close to the road. Mr. Leinbach asked the Township Engineer if the waterline is being inspected and the Township Engineer responded inspections are taking place periodically. Mr. Leinbach noted if the fire hydrants are not in the proper place the re-placement of the hydrants would be the responsibility of the developer.

Mr. David Heim noted the weeds and decrepit condition of the property at Ellis Woods and Kulp Roads. The issue will be forwarded to the Township Code Official.

Residents of Earl Drive and East Cedarville Road questioned the status of the stormwater project for the Earl Drive/East Cedarville Road area. The Township Engineer has prepared a concept design plan that will be reviewed by the Board of Supervisors and documentation will be sent to affected parties.

3. SUBDIVISION AND LAND DEVELOPMENT

[illegible]

Mr. Preston moved to approve Escrow Release No. 5 in the amount of \$8,770.25 for the Eckhart Subdivision. Mr. Rinehart seconded the motion. The motion carried unanimously.

Project: Benjamin Freigh, Jr. Subdivision Applicant: Benjamin Freigh,Jr.

Mr. Preston moved to grant waivers from Sections 703.3, 705.5, 709 and 710.1 from the Subdivision and Land Development Ordinance in accordance with Township Engineer waiver request matrix dated August 31, 2004. Mr. Rinehart seconded the motion. The motion carried unanimously.

Project: Tailored Turf

Applicant: Jeffrey Kratz

Mr. Rinehart moved to approve Resolution No. 2004-33 granting final plan approval for Tailored Turf. Mr. Preston seconded the motion. The motion carried unanimously. Mr. Kratz offered to supply a service to the Township in lieu of the \$650 per unit contribution.

Mr. Kratz noted concerns of the traffic impact fees that were calculated at preliminary plan phase and the fact that the plan has changed since that time. Mr. Leinbach suggested Mr. Kratz send documentation to the Township stating specific facts to aid the Traffic Engineer with additional review.

Mr. Preston moved to authorize Mr. Robert Lentz, due to Township Solicitor conflict, to prepare the necessary agreements for the Tailored Turf Subdivision. Mr. Rinehart seconded the motion. The motion carried unanimously.

Project: Orchard Ridge

Applicant: High Associates, Inc.

Mr. Preston moved to approve Escrow Release No. 1 in the amount of \$728,851.05 for Orchard Ridge. Mr. Rinehart seconded the motion. The motion carried unanimously.

Project: Bealer Subdivision

Applicant: Emerson Bealer, Sr.

This item was withdrawn from the agenda at the request of the applicant.

Project: Coventry Glen a.k.a Coventry Meadows

Applicant: Heritage Building Group

Mr. Preston moved to authorize signing of the Common Wastewater Facilities Agreement as presented with a subsequent addendum to the agreement implementing Phase I upon the substantial completion certificate by the Township Engineer allowing the use of Phase I. Mr. Rinehart seconded the motion. The motion carried unanimously. Mr. Preston stated he wants East Coventry Township to operate the sewer system and collect fees associated with the sewer system. Mr. Preston moved to authorize the Township Engineer to assist the East Coventry Township Public Works Department with the sewers as necessary. Mr. Rinehart seconded the motion. The motion carried unanimously. Mr. Leinbach stated Mr. Ray Kolb would need technical backup. It was acknowledged the developer agreements for Coventry Glen and Woodcrest Estates have been released.

Project: Ivywood Estates

Applicant: T.H. Properties

Mr. David Brewer of T.H. Properties was present. There was a brief discussion of sewer issues for Ivywood Estates. It was noted EDU's might not be made available for 4-5 years. Mr. Leinbach noted the Act 537 Plan does provide for public sewer in the area where this development is proposed. Mr. Leinbach suggested T.H. Properties submit a timeline and other pertinent information to the Township.

Mr. Preston moved to authorize the Township Engineer to submit an approximate cost for T.H. Properties to escrow for engineering fees based upon the Township Engineer examining the whole service area tributary for that pump station and establish anticipated flow rate based on the total tributary area and prepare necessary design modifications and the Township Engineer obtain the letter from Heritage Building Group indicating that the design adjustment is acceptable. Mr. Rinehart seconded the motion. The motion carried unanimously. It was noted the monies for these services would be escrowed.

4. OTHER BUSINESS

Traffic Signalization and Sewer Design Projects

The Board of Supervisors signed the professional services agreements for the traffic signalization project with Hanover Engineering Associates, Inc. and sewer design project with EDM Consultants, Inc.

Salt Bids

Mr. Rinehart moved to award the salt contract for the 2004/2005 season to Cargill for \$42.00 per ton and if a shortage is experienced with Cargill utilize International Salt Company for \$48.48 per ton. Mr. Preston seconded the motion. The motion carried unanimously.

Township Building Addition

The contractor agreements for the Township building addition were signed.

Cingular Wireless

Mr. Preston requested Cingular Wireless supply further information pertaining to the conditional use request for a tower at the Ridge Fire Company. The Township Solicitor suggested the item be discussed in executive session.

Heyser Park

Mr. Preston moved to authorize the Heyser Park subdivision plan be distributed for review. Mr. Rinehart seconded the motion. The motion carried unanimously.

Northern Service Area Phase II Sewer Design Fees

Mr. Preston moved to approve Resolution No. 2004-32 for recoup of Northern Service Area Phase II sewer design fees from proposed bond issue or other lending. Mr. Rinehart seconded the motion. The motion carried unanimously.

Mr. Preston requested the Township Solicitor prepare a general resolution covering the Township's activities on the sewer that the Township is spending money on.

5. DISCUSSION ITEMS

Yorgey Zoning Hearing

The Manager was instructed to investigate subdivision issues found in the Lentz, Cantor & Massey, Ltd. opinion letter dated September 7, 2004 regarding the Yorgey zoning application. The Board authorized the release of the Zoning Hearing Board application to the Mr. Lane Daylor and note the Board of Supervisors has not yet taken a position but will advise.

Sprint Spectrum

Mr. Michael Gill of Ballard, Spahr, Andrews & Ingersoll, LLP was present and representative of Sprint Spectrum.

The proposed site for the Sprint Spectrum tower is Towpath Park. Sprint Spectrum will work with the Township Engineer to identify the lease boundaries. Sprint Spectrum agreed to pay all expenses and Mr. Preston asked for this statement in writing. Sprint Spectrum is to submit the conditional use application.

6. ADDITIONAL ITEMS BROUGHT BEFORE THE BOARD

Mr. Koury requested an executive session to discuss a real estate matter.

The NPDES permit was signed.

Mr. Rinehart suggested the political sign portion of the sign ordinance be reviewed and the Board recommended the issue be addressed after the election.

Mr. Leinbach noted a letter was received from the Chester County Health Department regarding the Ruano holding tanks. It was suggested the Township inquire about the pumping frequency and Mr. Preston suggested a letter be sent to the Chester County Health Department noting the Township accepts no responsibility for the monitoring of holding tanks and the County takes responsibility for such issues.

Mr. Preston moved to re-execute revised Resolution Nos. 2004-17 and 2004-18 concerning park grants. Mr. Rinehart seconded the motion. The motion carried unanimously.

Mr. Ray Kolb, East Coventry Township Public Works Supervisor, asked the Board of Supervisors to consider abandoning the dirt road portion of Spiece Road from Mr. Harold Kulp's residence to Kulp Road. Mr. Preston moved to abandon Spiece Road from Mr. Kulp's residence to Kulp Road contingent upon North Coventry's agreement to abandon their portion of Spiece Road, authorize the Township Manager to contact North Coventry's Township Manager and notify Mr. Kulp. Mr. Leinbach seconded the motion. The motion carried unanimously.

7. ADJOURNMENT

The Board of Supervisors monthly meeting adjourned at 8:45 p.m. An executive session was held to discuss real estate.

Respectfully submitted,

Robert F. Preston,
Township Secretary/Treasurer